

# **SAN GABRIEL CITY COUNCIL AND REDEVELOPMENT AGENCY MINUTES OF FEBRUARY 7, 2006**

The regular meetings of the San Gabriel City Council and the San Gabriel Redevelopment Agency convened on February 7, 2006 at 7:30 p.m. with Council/Agencymember Sawkins, Mayor/Chair Costanzo, Vice Mayor/Vice Chair Mui, City Attorney/General Counsel Kress, City Manager/Executive Director Paules and City Clerk/Secretary Trujillo present. Council/Agencymember Baldwin was absent.

Pledge of Allegiance

ABSENCE EXCUSED

Absence Excused

Council/Agencymember Gutierrez moved to excuse the absence of Council/Agencymember Baldwin; seconded by Mayor/Chair Costanzo. There being no objections, it was so ordered.

RECESS AGENCY MEETING UNTIL CONCLUSION OF COUNCIL BUSINESS MEETING

Recess Agency Meeting

At 7:35 p.m., Agencymember Gutierrez made a motion to recess as indicated above; seconded by Vice Chair Mui. There being no objections, it was so ordered.

PUBLIC COMMENT: PURSUANT TO GOVERNMENT CODE SECTION 54954.3, THIS IS THE TIME PROVIDED FOR MEMBERS OF THE PUBLIC TO ADDRESS THE COUNCIL ON ITEMS OF INTEREST THAT ARE WITHIN THE SUBJECT MATTER JURISDICTION OF THE SAN GABRIEL CITY COUNCIL

There was no one in the audience who wished to address the Council at this time.

ON-CALL PROFESSIONAL SERVICES AGREEMENT WITH RKA CIVIL ENGINEERING, INC.

On-Call Professional  
Services Agreement  
RKA Civil Engineers  
Approved

The City has contracted with RKA Civil Engineers, Inc. for consultant services to the Community Development Department. The 2005-07 Capital Improvement Program now requires civil engineering consultant services. A Professional Services Agreement has been prepared for Council consideration.

The staff report was given after which Councilmember Sawkins moved to approve the agreement with RKA and authorize the City Manager or designee to execute said agreement; seconded by Vice Chair Mui. The motion passed by a vote on the board of four yes with Councilmember Baldwin absent.

CONSENT CALENDAR: ALL ITEMS LISTED UNDER THE CONSENT CALENDAR ARE CONSIDERED ROUTINE AND ENACTED IN ONE MOTION UNLESS A MEMBER OF THE CITY COUNCIL OR AUDIENCE REQUESTS SEPARATE DISCUSSION

Consent Calendar

A. MINUTES OF REGULAR COUNCIL MEETING OF JANUARY 17, 2005

Minutes Approved

The minutes are a record of the official actions taken at the last Council meeting.

Recommended Action: Approval

- B. MATERIAL DEMANDS: 63434 – 63539 INCLUSIVE \$1,096,664.63  
This is the presentation of the “Register of Demands and Warrants” for the payment of City expenditures.  
Recommended Action: Approval  
Material Demands  
Approved
- C. CLAIM: 21<sup>ST</sup> CENTURY AS SUBROGEE FOR RUI XIA ZHANG HERBST (ROSE)  
The City has received a Claim for Damages that requires formal Council action.  
Recommended Action: That the City Council deny the claim and refer it to the claims adjuster.  
Claim Denied
- D. FINAL ACCEPTANCE OF PARCEL MAP 26221  
784 MANLEY DRIVE -2 SINGLE FAMILY RESIDENCES  
PLANNING CASE 02-185  
The Los Angeles County Department of Public Works has reviewed the subject parcel map for mathematical accuracy, survey analysis, title information and compliance with the State Subdivision Map Act.  
The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), and it is exempt based on Section 15315 of the Minor Land Division of the City of San Gabriel’s “Environmental Guidelines.” The Planning Commission conditionally approved the project on January 12, 2004.  
Recommended Action: It is recommended that the City Council accept final Parcel Map No. 26221 and authorize the City Clerk, City Engineer and City Treasurer to sign the map and return the map for filing.  
Parcel Map 26221  
784 Manley Dr  
2 Single-Family Residences  
Planning Case 02-185  
Approved
- E. FINAL ACCEPTANCE OF PARCEL MAP 60503  
1500 S. DEL MAR (100,102 & 106 NEWBY) – 3 UNIT CONDOMINIUM  
PLANNING CASE 03-173  
The Los Angeles County Department of Public Works has reviewed the subject parcel map for mathematical accuracy, survey analysis, title information and compliance with the State Subdivision Map Act. The Community Development Department has reviewed the map for compliance with the conditions of approval and applicable City ordinances.  
The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), and it is exempt based on Section 15315 of the Minor Land Division of the City of San Gabriel’s “Environmental Guidelines.” The City Council approved the lot split on February 2, 2003.  
Recommended Action: It is recommended that the City Council accept final Parcel Map 60503 and authorize the City Clerk, City Engineer and City Treasurer to sign the map and return the map for filing.  
Parcel Map 60503  
1500 S. Del Mar  
(100, 102 & 106 Newby)  
3-Unit Condominium  
Planning Case 03-173

F. NOTICE OF COMPLETION – CASH CONTRACT 2004-08  
CDBG PROJECT 600516-03  
2004-05 MILLENNIUM MILES PHASE IV  
STREET IMPROVEMENTS ON VARIOUS STREETS

Notice of Completion  
CDBG Project 600516-03  
2004-05 Millennium Miles  
Phase IV  
Street Improvements on  
Various Streets  
Approved

The subject project has been satisfactorily completed by Silvia Construction in compliance with the contract documents.

Recommended Action: That the City Council:

- A. Approve additional appropriation of \$7,500.00 from the Gas Tax Fund.
- B. Accept the work performed by Silvia Construction, Inc.
- C. Authorize the issuance of the Notice of Completion in accordance with the contract documents.

G. RESOLUTION 06-06 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN GABRIEL DECLARING THAT WEEDS GROWING UPON AND IN FRONT OF, AND BRUSH, RUBBISH, REFUSE AND DIRT UPON AND IN FRONT OF CERTAIN PRIVATE PROPERTY IN THE CITY ARE A PUBLIC NUISANCE, AND DECLARING ITS INTENTION TO PROVIDE FOR THE ABATEMENT THEREOF

Resolution 06-06  
Weed Abatement  
2005-06 Program  
Set Public Hearing  
for 02/21/06  
Adopted

Each year, the City's goal is to establish a fire-safe community through voluntary compliance of informed property owners and residents. The City contracts with Los Angeles County to perform annual weed abatement services in San Gabriel. Owners of property on which hazardous vegetation exists are asked to correct the problem. If a property owner does not comply, the Los Angeles County Agricultural Commissioner/Director of Weights and Measures has the authority to have necessary work performed and, further, to recover the costs related to the abatement of those properties that constitute a public nuisance and endanger the public safety. The County has requested that the City Council adopt the subject resolution and that a public hearing be set for February 21, 2006 at 7:30 p.m. as the date and time for Hearing of Protests.

Recommended Action: That the City Council adopt the subject resolution.

Councilmember Gutierrez moved to approve the consent calendar as presented; seconded by Vice Mayor Mui. The motion passed by a vote on the board of four yes with Councilmember Baldwin absent.

COUNCIL COMMENTS

Council Comments

Each Council member addressed the Council and public on matters of general information and/or concern.

ADJOURN COUNCIL MEETING AND RECONVENE AGENCY MEETING

Adjourn Council Meeting and  
Reconvene Agency Meeting

AT 7:48 p.m., Council/Agencymember Sawkins moved to adjourn and reconvene as indicated above; seconded by Vice Mayor/Vice Chair Mui. There being no objections, it was so ordered.

Redevelopment Agency Deputy General Counsel Wallin joined the Agency Board.

Agency Meeting

REDEVELOPMENT AGENCY MEETING:

Minutes Approved

A. APPROVAL OF MINUTES OF JANUARY 17, 2006

Agencymember Sawkins moved to approve the subject minutes; seconded by Vice Chair Mui. There being no objections, it was so ordered.

- B. PUBLIC COMMENT: PURSUANT TO GOVERNMENT CODE SECTION 54954.3, THIS IS THE TIME PROVIDED FOR MEMBERS OF THE PUBLIC TO ADDRESS THE COUNCIL ON ITEMS OF INTEREST THAT ARE WITHIN THE SUBJECT MATTER JURISDICTION OF THE SAN GABRIEL REDEVELOPMENT AGENCY Public Comment

There was no one in the audience who wished to address the Agency at this time.

- C. MATTERS PERTAINING TO REDEVELOPMENT AGENCY SITE D Redevelopment Site D  
Location: SE Corner of San Gabriel Blvd and Live Oak Avenue SE Corner S.G. Blvd. &  
Live Oak Ave.
- (1) APPEAL OF STAFF DETERMINATION – HENRY CHANG ET AL Appeal of Staff Determination  
OWNER PARTICIPATION REQUEST Henry Chang et al  
Denied

Roger Yuen, representing Mr. Henry Chang, has requested a de novo hearing to appeal the staff determination declining a request for owner participation with Mr. Chang's development team for properties owned by Mr. Chang.

The staff report was given after which Agencymember Gutierrez moved to open the hearing; seconded by Vice Chair Mui. There being no objections, it was so ordered.

The following persons spoke in support of the subject appeal:

Roger Yuen, attorney representing the property owner, 888 S. Figueroa St., #720, Los Angeles  
Sabino Cici, 1029 E. Broadway, San Gabriel  
Hugo Suarez, 120 W. Bellevue Dr., Pasadena  
Edward Chang, 515 Vallombrosa Dr., Pasadena  
Michael Lewis, 2149 E. Garvey Ave North #A11, West Covina

Staff responded to comments made by the speakers listed above.

After discussion, Agencymember Sawkins moved to deny the appeal affirming staff's determination to decline participation with Mr. Henry Chang based on the findings stated in the staff report; seconded by Agencymember Gutierrez. The motion passed by a vote on the board of four yes with Agencymember Baldwin absent.

Staff was directed to prepare a resolution for action at the next Agency meeting.

- (2) SGRA CASE 04-05 – MEMORANDUM OF UNDERSTANDING SGRA 04-05  
BETWEEN THE SAN GABRIEL REDEVELOPMENT AGENCY AND MOU w/WCE Genton Assoc.  
WCE GENTON ASSOCIATES Approved

WCE Genton Associates is engaged in exclusive negotiations with the San Gabriel Redevelopment Agency for the acquisition and development of the subject site. WCE Genton now wishes to proceed with negotiation of a Disposition and Development Agreement. A Memorandum of Understanding has been prepared and is being presented for Agency consideration.

The staff report was given after which the following representatives of addressed the Agency Board in support of the project:

Charles Davis, WCE Genton Assoc., 2716 Ocean Park Blvd., Santa Monica  
Jonathan Watts, Cunningham Group, Marina Del Rey  
Justin Barth, WCE Genton Assoc., 2716 Ocean Park Blvd., Santa Monica

After discussion, Agencymember Gutierrez moved to approve the Memorandum of Understanding for SGRA Case 04-05 with WCE Genton Associates; seconded by Vice Chair Mui. The motion passed by a vote on the board of four yes with Agencymember Baldwin absent.

- (3) LETTER EXTENDING EXCLUSIVE NEGOTIATING AGREEMENT BETWEEN THE REDEVELOPMENT AGENCY AND WCE GENTON – SGRA CASE 04-05

ENA Extension  
WCE Genton Assoc.  
Approved

The current Exclusive Negotiating Agreement (ENA) expires February 15, 2006. The development team has requested an extension. The matter is being presented to the Agency for consideration.

Agencymember Sawkins moved to authorize the Executive Director to extend the ENA through August 15, 2006; seconded by Vice Chair Mui. The motion passed by a vote on the board of four yes with Agencymember Baldwin absent.

D. ADJOURN AGENCY MEETING

Adjourn

There being no further business to discuss, Agencymember Sawkins moved to adjourn; seconded by Vice Chair Mui. There being no objections, the meeting adjourned at 9:28 p.m.

SAN GABRIEL REDEVELOPMENT AGENCY

SAN GABRIEL CITY COUNCIL

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Cynthia A. Trujillo, Secretary

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Cynthia A. Trujillo, C.M.C., City Clerk

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Juli Costanzo, Chair

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Juli Costanzo, Mayor